

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner  
David Prokowiew



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Adam R. Burney  
Land Use Director

Minutes  
August 10, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Damon McQuaid

## **ANRs:**

**59 Easter Brook Road-** Plan was not endorsed by the Board. The land division did not meet all Board of Health requirements. As proposed, the division would place the septic system for the existing house on the newly created parcel. A new fully compliance sewage system needs to be installed and certified. To avoid the Plan receiving approval under operation of law pursuant to G.L. Ch. 41, §. 81P, Motion made, K. Chenis to deny the ANR Plan and waive the reapplication fee, Second, G. Bittner, all aye. A. Burney will notify the Town Clerk and the Applicant. Applicant has been made aware of the issue and will probably reapply in September.

**583 Reservoir Road-** Plan presented to Board by Applicant Michael Lovewell. Plan creates Parcel A of 810 square feet which will be conveyed from 579 Reservoir Road to adjoining land of Michael and Tammy Lovewell, 583 Reservoir Road. Plan was received in the Planning Office July 30<sup>th</sup> and sent out for review; no issues came forth. Plan was endorsed by Board.

## **Minutes Approval:** All minutes signed:

07/27/15 – Motion, K. Chenis, Second, D. Prokowiew.

07/27/15- 10 Massachusetts Avenue – Motion to approve minutes with amendment made to Francis' Dower's name, K. Chenis, second, D. Prokowiew.

## **COMMITTEE REPORTS:**

**Building Reuse Committee-** No report.

**Capital Planning Committee-** No meeting currently scheduled.

**Agricultural Commission-** Meeting scheduled for next Thursday.

**MJTC-** Next meeting in September.

**MRPC-** Citizen Collaborative workshops coming up in the fall.

**Open Space Ad Hoc Committee-** No meeting scheduled.

**School Building Committee-** Next meeting scheduled for August 13<sup>th</sup>.

**Green Community Task Force (GCTF)-** No meeting scheduled.

## **DEVELOPMENT STATUS REPORTS:**

**10 Massachusetts Avenue-** Motion to endorse Decision, K. Chenis, Second, D. Prokowiew, all aye. Decision endorsed.

**Definitive Subdivision, 50 Elmwood Road-** Board endorsed Covenant Release releasing lots from restrictions as to sale and building, but dwellings constructed cannot be occupied until requirements for construction of ways and municipal services have been completed. Board endorsed Bond in the amount of \$149,509.20 to insure the performance of all conditions contained in

the Board's Approval. Motion, K. Chenis, to approve Bond, Second, D. Prokowiew, all aye. Motion, K. Chenis to release Covenant, Second, D. Prokowiew, all aye.

**Tri Town Landing-** Progress noted. Roof sheeting, interior partitions on 3<sup>rd</sup> floor, decks and plumbing on 2<sup>nd</sup> floor.

**274 Prospect Street-** Public Hearing scheduled for August 24<sup>th</sup> for twenty-two (22) townhouse units.

**DIRECTOR'S ITEMS: Bylaw Updates-** Board started reviewing the new Site Plan Approval section of the Zoning Bylaw, which will replace Section 8.4., Development Plan Review. Discussions included- on/off time of outdoor lighting fixtures, how many parking spaces would trigger site plan review or having any change of use trigger same, applications going through a three-step process, i.e., conceptual, preliminary and definitive plan submittals and that when an application is received by the Zoning Board of Appeals, the plan received by the Planning Board should be identical. Applications should include a checklist. A. Burney was concerned that the three-step process would become more difficult for an applicant. There was also discussion of including a blanket waiver statement with applications, regulating child care facilities, and types of enforcement if an applicant is not building to the approved site plan. A. Burney will make revisions to Site Plan Approval and Board will resume review at its August 24<sup>th</sup> meeting.

**MEETING SCHEDULE:**

August 24 – re-review Site Plan Approval, discussion of Section 6.1., hearing for 274 Prospect Street

September 14 – hearing for Highfield Village

September 28

**ADJOURNED:** 9:05 PM

Documents used at meeting:

Minutes 07/27/15

Minutes 07/27/15, 10 Massachusetts Avenue

Decision, 10 Massachusetts Avenue

Covenant Release, 50 Elmwood Road

Performance Secured by a Surety Company, 50 Elmwood Road

ANR Plan, 59 Easter Brook Road

ANR Plan, 583 Reservoir Road

Site Plan Approval working document